

This instrument prepared by:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

Send Tax Notice To:
James Pate Hartley
107 Hunter Hills Drive
Chelsea, Alabama 35043

State of Alabama)
County of Shelby)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Fifty-Eight Thousand Five Hundred and No/100ths (\$158,500.00) and other good and valuable consideration to the undersigned, Donald E. McGee and wife, Gwen S. McGee (herein referred to as "Grantor"), in hand paid by James Pate Hartley and Lynn H. Hartley, husband and wife (herein referred to as "Grantees"), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grants, bargains, sells and conveys unto the said Grantees, as tenants in common with equal rights and interest for the period or term that the said Grantees shall both survive, and unto the survivor of the said Grantees, at the death of the other, and to the heirs and assigns of such survivor in fee simple forever, such tenancy being expressly intended to create co-tenants in common for life with a contingent remainder in fee in favor of the survivor of the said Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Survey of Hunter Hills, Phase One, as recorded in Map Book 21 page 71 in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to the following:

1. Ad valorem taxes for the current tax year which Grantees herein assume and agree to pay.
2. Subject to existing easements, rights of way, building lines, and restrictions, if any, of record.

\$150,575.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

By the execution and delivery of this deed, Grantor and Grantees acknowledge that it is not their intention to create a joint tenancy with right of survivorship, but on the contrary, it is their intention to create, and they do hereby create a form of concurrent ownership in the above property as tenants in common during the respective lives of the Grantees, with cross contingent remainders in fee to and in favor of the survivor, and to the heirs, and assigns of such survivor, which interests so created in the Grantees are indestructible by the act of one of the Grantees.

And the Grantors do, for themselves and their heirs, administrators, successors and assigns, covenant with the said Grantees that Grantors are lawfully seized of said premises in fee simple; that they are free from all encumbrances except as hereinabove states; that Grantors have a good right to sell and convey the same as aforesaid; and that Grantors will, and Grantors'

09:04 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 MMB 22.00

12/04/2000-41432


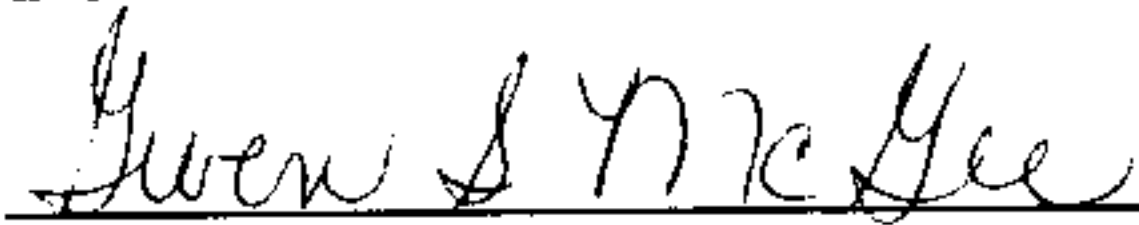
Inst # 2000-41432

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successors and assigns shall warrant and defend the same unto the said Grantees, their heirs and assigns forever against the lawful claims of any and all persons.

TO HAVE AND TO HOLD TO THE SAID Grantees, as tenants in common and with equal rights and interest for the period or term that the said Grantees shall both survive, and unto the survivor of the said Grantees, at the death of the other and to the heirs and assigns of such survivor in fee simple forever, such tenancy being expressly intended to create co-tenants in common for life with a contingent remainder in fee in favor of the survivor of the Grantees.

IN WITNESS WHEREOF, I have set my hand and seal, this 29th day of November, 2000.


Donald E. McGee

Gwen S. McGee

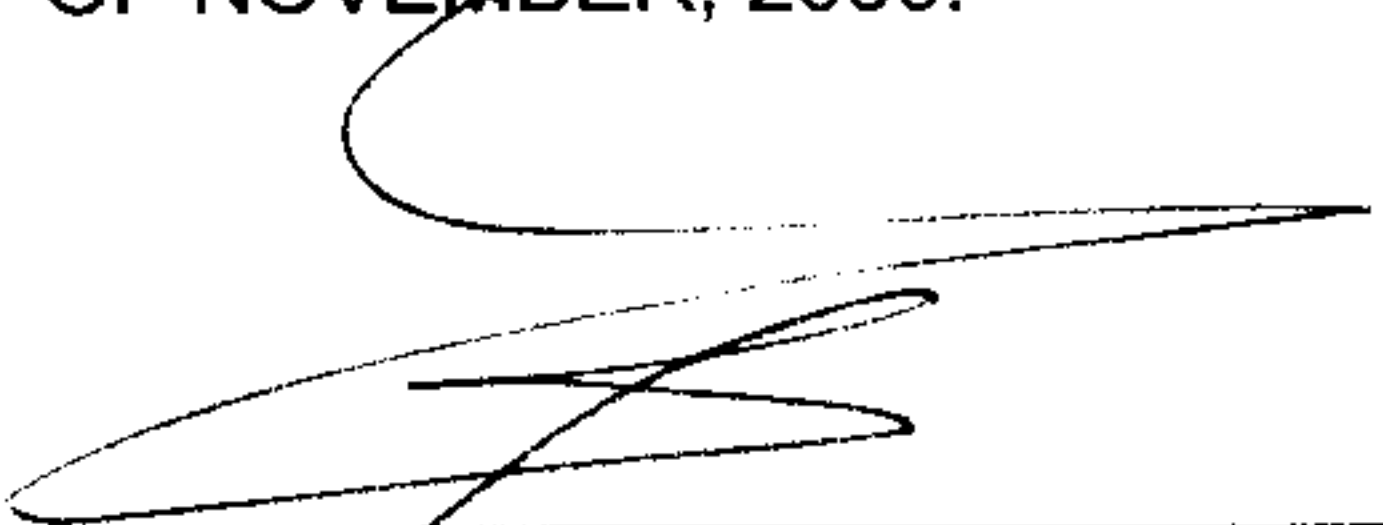
State of Alabama)
County of Shelby)

I, the undersigned, hereby certify that Donald E. McGee and wife, Gwen S. McGee, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day of same bears date.

GIVEN UNDER MY HAND THIS 29TH DAY OF NOVEMBER, 2000.

My Commission Expires:

3/5/03



Notary Public

COMMISSION EXPIRES 3/5/03
MY COMMISSION WAS ISSUED NOV 5, 2000

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